



# Town of Warren

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## Planning Board

### Technical Review Committee

Minutes—May 12, 2011

**Call to Order:** Chairman William Nash called meeting to order at 9:03 AM.

**Attendance:** William Nash, Administrative Officer (chairman)  
Caroline Wells, Town Planner  
John Massad, Highway Director  
Shawn Martin, Consulting Engineer—non voting  
Martha Heald, Planning Board Member  
Shawn Coelho, Public Member  
W. Spencer Morris, Public Member  
Charles Staton, Public Member

### New Business:

**Ocean State Plaza, MEGL Realty**, owners;  
**The Stop & Shop Supermarket Co.**, applicant;  
601 Metacom Avenue (Plat 15B, Lots 333, 334, & 336 ;) Proposed Fuel Facility;  
**Preliminary Plan application—Technical Review**

- Connor Nagle, Lisa Davis, Phil Taber, Bob Clinton, and attorney John Mancini were present for the owner/applicant.
- W. Nash updated the committee concerning the status of the application and the process that brought us to the TRC meeting.
- S. Martin updated the committee concerning his review of the application and documents as presented.
- W. Nash noted that the Preliminary Plan application is certified complete and set for a Public Hearing on May 23, 2011.
- The applicant has received a Special Use Permit from the Warren Zoning Board.
- The applicant has secured permits from the DOT and DEM for the project.
- The committee discussed various technical items as requested by the committee and the Planning Board.
- **Motion** by M. Heald to recommend *approval* to the full Planning Board; **second** by S. Morris; **passed** 7-0 with the following conditions/recommendations:
  1. The applicant investigates the possibility of removing/relocating the three parking spaces in the front of the property and that they ensure that there will be compatibility with the Metacom Avenue Corridor Study proposal that is currently under way.
  2. The applicant investigates the possibility of moving towards a “canopy” type landscaping plan in place of some of the proposed shrubs.
  3. The applicant investigates the possibility of using a storm-water harvesting and reuse option with regards to the landscaping.
  4. The committee discussed the possibility of a bio-retention pond/system and determined that it is not practical for this site however; the committee would like to note that the entire site would be a good candidate for this type of system and encourages the applicant to consider it now or for future development in the plaza.
  5. The applicant ensures that any site improvements do not prohibit/hinder the potential for a service road in the future.
  6. The applicant investigates the possibility that the proposed free-standing sign be lowered.

**Adjourn:** **Motion** to adjourn by M. Heald; **second** by J. Massed; **passed** 7-0.